



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

July 19, 2017

Michael Behrendt, Town Planner
Town of Durham
8 Newmarket Road
Durham, NH 03824

Re: Formal Site Plan Review Application
RiverWoods Durham
Assessor's Map 11, Lot 8-1 through 8-15 and Valbeth Lane ("Subject Parcel"), and
portions of Map 22, Lot 12, and Lot 8-0

Durham, NH

Dear Mr. Behrendt,

On behalf of the Applicant, The RiverWoods Group (TRWG), we are pleased to submit the following application materials for Formal Site Plan Review of the Subject Parcel:

A Site Plan Review application was submitted for design review purposes for the Subject Parcel on May 24, 2017. The Planning Department has determined that two Conditional Use Permit Applications (CUP) for wetland buffer impacts and parking are also required. We will submit the Conditional Use Permits under separate cover. We are pleased to submit the following Site Plan Review application materials:

- Application form
- Check in amount of \$5,225.00 for Application Fee and Legal Notice
- Check in amount of \$144.00 for Abutter Notices
- Abutter list
- Letters of Authorization from property owners
- Deeds
- Letter of Intent, dated 7/19/2017
- Aerial View (Google Image)
- Energy Checklist
- Wetland Delineation and Function –Value Assessment Report, prepared by GZA GeoEnvironmental, Inc., dated May 2017 (fifteen copies)
- Traffic Impact Report, prepared by Stephen G. Pernaw & Company, Inc., dated July 2017 (bound separately)
- Plans (five full size sets and fifteen 11"x17" sets)

In the near future, after review by the Town Council on August 7, 2017, the applicant anticipates submitting the final lot line adjustment plan between the Subject Parcel and Lot 12 and the Subject Parcel and Lot 8-0.

Michael Behrendt, Town Planner
July 19, 2017
Page 2

The Drainage Study will be submitted prior to the Planning Board meeting as discussed at our recent pre-application meeting. Subsequent to upcoming discussions with NHDOT – District 6 regarding water and sewer extensions along Rt. 108, a “Permit to Connect to Public Utility” form will be submitted to the Durham Department of Public Works.

We request this project be placed on August 9, 2017 Planning Board agenda. If you have any questions or need any additional information, please call.

Sincerely,

ALTUS ENGINEERING, INC.



Jeffrey K. Clifford, PE
Vice President

JKC/jkc/4836.007.ccrcc.appl.ltr.doc
Enclosures

e-copies w/ enclosures:

Justine Vogel, The RiverWoods Group
Sharon Cuddy Somers, Esquire, DTC
Pat Gleason and Heather George, Greystone
Gene Guskowski, Russell McLaughlin and Jim Klett, AG Architecture
Robbi Woodburn, Woodburn and Associates



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
PHONE: 603/868-8064
www.ci.durham.nh.us

APPLICATION FOR SITE PLAN REVIEW

Note: This form and all required information must be filed at least 21 days before the date of the meeting at which it is to be submitted to the Board. Filing is to be done at the Planning Office, Durham Town Office Building or by mail to 15 Newmarket Road, Durham NH 03824.

1. Name and mailing address of applicant

The RiverWoods Group, c/o Justine Vogel, CEO

7 Riverwoods Drive

Exeter, NH 03833

Phone Number: 603-658-3002

Email Address: jvogel@riverwoodsrc.org

2. Name and mailing address of owner of record if other than applicant

Rockingham Properties 1, LTD (subject property - Map 11, Lots 8-1 through 8-15)*

PO Box 423

Belmont, MA 02478

Phone Number: (617) 489-7392

Email Address:

* portions of Map 11, Lot 8-0 (Land Options, LLC) and Map 11, Lot 12 (Town of Durham) are combining with the subject parcel

3. Location of Proposed Project Stone Quarry Drive

Tax Map 11 Lot Number see below Zoning District OR / WCO

Lot 8-0 (Land Options, LLC), Lots 8-1 through 8-15 (Rockingham Properties 1, LTD) and Lot 12 (Town of Durham)

4. Name of Proposed Project RiverWoods Durham (continuing care retirement community)

5. Number of units for which approval is sought 225 (150 independent and 72 supportive living beds)

6. Name, mailing address and telephone number of surveyor and/or agent

Altus Engineering, Inc., Jeffrey K.Clifford, P.E.

133 Court Street, Portsmouth, NH 03801

Phone Number: 603-433-2335

Email Address: jclifford@altus-eng.com

7. Abutters: Attach a separate sheet listing the Durham Tax Map number, Lot number, name, and mailing address of all abutters, including those across a street, brook or stream. The list of abutters must also include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d). Names should be those of current owners as recorded in the tax records five (5) days prior to the submission of this application.

Note: Names submitted on the Request for Preapplication Review may not be current. No application shall be heard unless all abutters as described herein have been notified.

8. Items on the attached Site Plan Review Application Submission Checklist

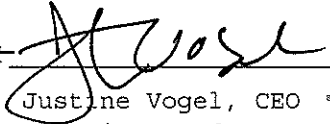
9. Payment of all applicable fees:

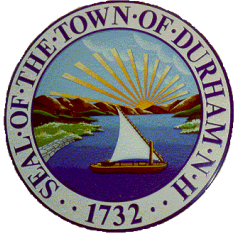
submittal fees	\$ 5,000 (maximum
advertising/posting costs	225
abutter notification (each)	144 (16 notices x \$9/ea.)
proposed road (per foot)	n/a
administrative and technical review costs	TBD
TOTAL	\$ 5,369

9. The applicant and/or owner or agent*, certifies that this application is correctly completed with all attachments and requirements, and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Durham, in the site plan review process of this property, shall be borne by the applicant and/or owner.
10. Within five (5) business days of submitting a formal application, the applicant shall meet with the Director of Planning and Community Development to discuss issues related to completeness and acceptance of the application. If this review discloses that all requirements specified on the Site Plan Application Checklist have not been met, the applicant will be notified in writing what specific items are still needed.
11. Prior to the next regularly scheduled meeting of the Planning Board, the applicant, at the discretion of the Director of Planning and Community Development, shall meet with the appropriate Department Heads of the Town of Durham to discuss the implications the application will have on the various Departments of the town.
12. If this application is determined by the Planning Staff to be complete, it will be placed on the Planning Board agenda on Aug. 9, 2017 for acceptance.

***If the applicant is an agent of the owner, a separate signed letter from the owner of record is required which clearly states the authority of the agent or representative for this application. If the agent does not have the power of attorney of the owner, all documents shall be signed by the owner.**

"I hereby authorize the Durham Planning Board and its agents to access my land for the purpose of reviewing the proposed site plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to ensure conformance of the on-site improvements with the approved plan and all Town of Durham ordinances and regulations."

Date 7/19/17 Applicant, ~~Owner, or Agent~~ 
Justine Vogel, CEO
The RiverWoods Group



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
PHONE: 603/868-8064
www.ci.durham.nh.us

SITE PLAN REVIEW APPLICATION CHECKLIST

Name of Project: RiverWoods Durham

Name of Applicant: The RiverWoods Group, c/o Justine Vogel, CEO

Location of Property: Stone Quarry Drive

Tax Map and Lot Number: Tax Map 11 Lots 8-1 through 8-15 and Valbeth Lane

Date: July 19, 2017

Basic documentation:

- A letter of intent detailing the proposal
- A list of the names and addresses of all the abutters, as shown in town records not more than five (5) days before the day of filing; and a listing of all holders of conservation, preservation, or agricultural preservation restrictions on the subject property
- Copies of the current deed, purchase and sale agreement, and copies of all easements, deed restrictions, rights-of-ways, or other encumbrances currently affecting the property.
- Five copies, 24" x 36" and ten additional copies at 11" x 17" of the plat.

Information on the plan:

- Title Block with title, owner's name and address, date, scale and name, address and seal of the preparer of the plan
- Names of owners of abutting properties
- North Arrow and bar scale
- Locus plan sat a minimum scale of one (1) inch equals one thousand (1,000) feet showing required information
- Surveyed property lines of the parcel showing their bearings;

- X Location and layout of existing and proposed structures and buildings;
- X Existing and proposed contours at two (2) foot intervals for the entire site. Where a change in grade is proposed, existing contours shall be dotted lines and finished elevations solid;
- X Area of entire parcel in acres and square feet;
- X Zoning and special district boundaries;
- X Deed reference and tax map number;
- X Location width, curbing and paving of access ways, egress ways and streets within the site;
- X Location and layout of all on-site parking and loading facilities;
- X Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground, and the location of wells and septic systems;
- X Type and location of solid waste disposal facilities;
- X Location, elevation and layout of catch basin and other surface drainage features;
- X Location of all physical/natural features including: water bodies, watercourses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings and stone walls;
- X Dimensions and area of all property to be dedicated for public use of common ownership;
- N/A Location of 100 year flood hazard boundaries;
- X Date and permit numbers of all required state and federal permits.
- X Location of all buildings, wells and leach fields within one hundred and fifty (150) feet of the parcel;
- X Dimensions, area and minimum setback requirements on all existing and proposed lots;
- X Proposed landscaping plan including size and type of plant material;
- X Pedestrian walks providing circulation through the site;
- X Location and size of proposed and existing signs, walls and fences;
- X Location and type of lighting for outdoor activities; and
- X Location, widths and purposes of any easements or rights-of-way.
- X Total on-site square footage of impervious surfaces.

Other Requirements:

- X Streets and Access meet Section 9.02 of the Site Plan Review Regulations for the Town of Durham.
- X Storm Water Drainage meets Section 9.03 of the Site Plan Review Regulations for the Town of Durham.
- X Water Supply meets Section 9.04 of the Site Plan Review Regulations for the Town of Durham.
- X Sewerage meets Section 9.05 of the Site plan Review Regulations for the Town of Durham.
- X Non-Municipal Utilities meets Section 9.06 of the Site Plan Review Regulations for the Town of Durham.
- X Signs meet Section 9.07 of the Site Plan Review Regulations for the Town of Durham.
- N/A Special Flood Hazard Areas meet Section 9.09 of the Site Plan Review Regulations for the Town of Durham.
- N/A Independent Studies and Investigations meet Section 10 of the Site Plan Review Regulations for the Town of Durham.
- X Energy Considerations Checklist (required to be filled out; encouraged but not required to comply with items)
- X Architectural design (See subsection 7.02 G.)
- X Submission of Utility Connection Application to the Department of Public Works

Other Plans and Studies, if needed as determined by the Planning Board:

- X Traffic Study
- N/A Parking Study
- N/A Fiscal Impact Study

Waivers from these requirements may be requested if justified per the requirements of Section 12.02 of the Site Plan Review Regulations. Please use the Waiver Request form.

Abutter List
for
RiverWoods Durham

Stone Quarry Drive

Durham, New Hampshire

Map 11, Lots 1 through 8-15 (subject parcel)

Map 11, Lot 8-0 (56 Dover Road)

Map 11 Lot 12 (DPW facility)

Abutters:

Map 10 Lot 11-5

Thomas Merrick Rev. Trust
7 Canney Road
Durham, NH 03824

Map 11 Lot 27

FHO at Grant Circle, LLC
1 Stagecoach Road
Durham, NH 03824

Map 10 Lot 16-2

Mary & Roger Jaques
47 Dover Road
Durham, NH 03824

Map 11 Lot 3-2

John & Katrine MacGregor
92 Dover Road
Durham, NH 03824

Map 11 Lot 9-2 and 9-5

Town of Durham
8 Newmarket Street
Durham, NH 03824

Map 11 Lot 8-16

Rockingham Properties
68 Leonard St, 2nd floor
PO Box 423
Belmont, MA 02478

Map 11 Lot 9-4

John & Judith Churchill
30 Old Piscataqua Road
Durham, NH 03824

Map 11 Lot 9-6

University of New Hampshire
Office of the President
Thompson Hall
Durham, NH 03824

Abutters List compiled from Durham Online Assessment Database – July 18, 2017

Land Owners

Rockingham Properties I, LTD
PO Box 423
Belmont, MA 02478

Town of Durham*
8 Newmarket Street
Durham, NH 03824

Land Options, LLC
96 Cliff Road
Portsmouth, NH 03801

*also owns other abutting property

Applicant

The RiverWoods Group
7 Riverwoods Drive
Exeter, NH 03833

Civil Engineer

Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801

Architect

AG Architects
1414 Underwood Avenue, Suite 301
Wauwatosa, WI 53213

Landscape Architect

Woodburn & Company
103 Kent Place
Newmarket, NH 03857

Land Surveyor

Atlantic Survey Company
25 Nute Road
Dover, NH 03820

Soil/Wetland Scientist

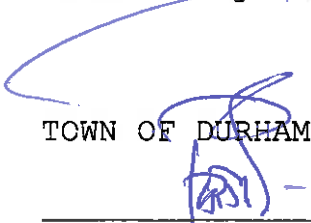
James Long
GZA Environmental
5 Commerce Park N #201
Bedford, NH 03310

LETTER OF AUTHORIZATION

I, Todd Selig, duly authorized Administrator of the Town of Durham, as owner of property depicted on Tax Map 11, Lot 12, does hereby authorize The RiverWoods Group, Altus Engineering, Inc. and Donahue, Tucker and Ciandella, PLLC, to incorporate a portion of Tax Map 11, Lot 12 (consisting of 0.93 acres) into the development plans for The RiverWoods Group on the abutting Map 11, Lot 8-1 through 8-15, including a site plan application and an application for a lot line adjustment to the Town of Durham for a lot line adjustment between the Town property and the abutting Map 11, Lot 8-1 through 8-15, and to take any action necessary for the application and permitting process of the said property, including but not limited to, attendance and presentation at public hearings, and to making applications for approval from relevant State of New Hampshire agencies such as NHDOT and NHDES.

Dated: July 12, 2017

TOWN OF DURHAM



Todd Selig, Administrator

LETTER OF AUTHORIZATION

I, David Garvey, duly authorized Partner of Rockingham Properties I Limited Partnership, as owner of property depicted on Tax Map 11, Lots 8 and 8-1 through 8-15, and David Garvey and Nicola Douglass, both duly authorized Members of Land Options, LLC, which holds an option to purchase Lot 8, do hereby authorize The RiverWoods Group, Altus Engineering and Donahue, Tucker and Ciandella, PLLC, to execute any land use application to the Town of Durham Planning Board or Zoning Board of Adjustment as it relates to the property, and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the said property.

EXECUTED this 17th day of April, 2017.

ROCKINGHAM PROPERTIES I, LTD

By: Dave Garvey dotloop verified
04/19/17 7:44AM EDT
UTEK-RRKJ-Z1FL-SOUQ
David Garvey, Partner

LAND OPTIONS, LLC

By: Dave Garvey dotloop verified
04/19/17 7:44AM EDT
A7FZ-OUJCN-SHDZ-FBDP
David Garvey, Member

By: Nikki Douglass dotloop verified
04/17/17 9:15PM EDT
010M-ZHML-BYXD-EX6Z
~~Nichola~~ Douglass, Member
Nicola

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DENNIS W. CHALMERS and ELINOR J. MURPHY, married, of 16 Birchwood Place, Dover, County of Strafford and State of New Hampshire, for consideration paid, grants to ROCKINGHAM PROPERTIES, I LIMITED PARTNERSHIP, of 70 Court Street, Portsmouth, County of Rockingham, State of New Hampshire, with WARRANTY COVENANTS the following described property:

A certain tract or parcel of land with the buildings thereon, situate in said Durham, County of Strafford and State of New Hampshire, on the southerly side of the road leading from Dover to Durham, containing about 9 acres, more or less, and bounded and described as follows:

Beginning at the Northerly corner of the land now or formerly of John Emerson; thence running South 74° East on the wall as it stands 34 rods; thence North 87° East on said wall 14 rods and 15 links to an old wall; thence North 2° East on said old wall 35 rods to an elm tree; thence North 6° West 28 rods and 14 links to the road leading from Dover to Durham; thence South 40° West by said road to the first mentioned bound.

Subject to all rights, reservations, restrictions, covenants and easements of record.

Being the same premises conveyed to Dennis W. Chalmers and Elinor J. Murphy by Quitclaim Deed of the Federal Deposit Insurance Corporation as Receiver for Seacoast Savings Bank, c/o Banc One New Hampshire Asset Management Corporation recorded in the Strafford County Registry of Deeds on October 22, 1993 at Book 1705, Page 646.

WITNESS, our hands this 12 day of November, 1993.

T. J. [Signature]
Witness
to both
Witness

Dennis W. Chalmers
Dennis W. Chalmers
Elinor J. Murphy
Elinor J. Murphy

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
\$2950.00
11-12-93 116515

PREY, TUCKER & CIANELLA - ATTORNEYS AT LAW
FREE - P.O. BOX 630 - BETHEN, NH 03223-603-776-2757

VOID IF ALTERED

1993 NOV 12 PM 2:59

REGISTER OF DEEDS
STRAFFORD COUNTY

016037

EX 1709 PG 0791

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM, ss.

On this 17th day of November, 1993, before me personally appeared DENNIS W. CHALMERS and ELINOR J. MURPHY, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.


Notary Public/Justice of the Peace

01\ra\cl\clover-rd.dad

EK 1709 PG 0792

WARRANTY DEED

95 OCT 12 PM 3:40
REGISTER OF DEEDS
STRAFFORD COUNTY

KNOW ALL MEN BY THESE PRESENTS, That JOHN D. HAUSLEIN, married, of Lee Hook Road, Lee, County of Strafford and State of New Hampshire 03824, for consideration paid, grants to the TOWN OF DURHAM, with a mailing address of 15 Newmarket Road, Durham, County of Strafford and State of New Hampshire 03824, with WARRANTY COVENANTS, the following premises:

Durham, New Hampshire:

A certain tract of land with buildings thereon, situated in said Durham, County of Strafford and State of New Hampshire, bounded on the East by the highway leading from Durham to Piscataqua Bridge; on the South by land now or formerly of F.C. Jackson; on the North by land now or formerly of Daniel Chesley and on the West by land formerly of George S. Frost, now or formerly of L.J. Batchelder. This property consists of twelve acres, more or less, and is subject to the right of the power company to maintain a pole line across said premises as said pole right now exists; and a certain right of way from the granted premises across the lands formerly of George S. Frost, now or formerly of L.J. Batchelder, as said right now exists, to the road leading from Durham to Dover.

Meaning and intending to describe and convey the same premises as conveyed in deed of Rhea S. Hauslein to John D. Hauslein dated January 20, 1965 and recorded in Book 790, Page 195, Strafford County Registry of Deeds.

This conveyance is made subject to the conditions, rights and easements as set forth in warranty deed of Rhea S. Hauslein to the State of New Hampshire dated July 27, 1962 and recorded in Book 750, Page 239, Strafford County Registry of Deeds.

EXCEPTING AND RESERVING from the above-described premises the following premises, as set forth in warranty deed of Rhea S. Hauslein to the State of New Hampshire dated July 27, 1962 and recorded in Book 750, Page 239, Strafford County Registry of Deeds:

A parcel of land with the buildings thereon, situated on the Northerly side of Route 4 in the Town of Durham, County of New Hampshire, bounded and described as follows:

All the land belonging to the Grantor that comes within a distance of one hundred and sixty-four feet (164') measured Northerly from the Center line as shown on a plan of the Durham F

012265

BK1827PG0501

012-2 (3), P-3877 Project on file in the records of the New Hampshire Department of Public Works and Highways and to be recorded in the Strafford County Registry of Deeds; between land now or formerly of Cicero F. Jackson on the West and land now or formerly of Francis D. Manock on the East.

The above-described premises does not constitute any portion of the homestead of the grantor or the grantor's spouse.

Dated this 12 day of Oct, 1995.

John D. Hauslein
John D. Hauslein

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

10-12, 1995

Personally appeared John D. Hauslein, known to me or satisfactorily proven to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

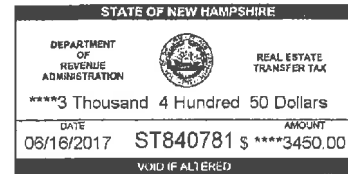
Before me,

Joseph M. Mad...
Justice of the Peace/Notary Public

BK 1827PG0502



Return to:
Land Options, LLC
96 Cliff Road
Portsmouth, NH 03801



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Rockingham Properties I Limited Partnership, also known as Rockingham Properties I, a New Hampshire limited partnership, with an address of PO Box 423, 68 Leonard Street 2nd Floor, Belmont, MA 02478, for consideration paid grant(s) to Land Options, LLC, a New Hampshire limited liability company, with an address of 96 Cliff Road, Portsmouth, NH 03801, with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon situate in the Town of Durham, County of Strafford and State of New Hampshire, and being shown a "Remaining Land" on a plan entitled "Subdivision of Land prepared for Rockingham Properties I, LTD located at Route 108 & Stone Quarry Drive, Durham, N. H." by Atlantic Survey Company, dated Dec. 2001, recorded as Plan 74-62 in the Strafford County Registry of Deeds. Said parcel being more particularly bounded and described as follows:

Beginning at a point at the intersection of the easterly side Route 108 and the southerly side of Stone Quarry Drive, as shown on said Plan; thence running S 46° 19' 48" W a distance of 35.43 feet along the easterly side of Route 108 to a point; thence turning and running along a curve with a radius of 1850.00 feet for a distance of 141.96 feet along the easterly side of Route 108 to a point; thence turning and running N 48° 03' 46" W a distance of 10.00 feet along the easterly side of Route 108 to a point; thence turning and running along a curve with a radius of 1860.00 feet for a distance of 210.04 feet along the easterly side of Route 108 to a point; thence turning and running S 40° 21' 19" E a distance of 264.37 feet along the Route 4 off-ramp, as shown on said plan, to an iron rod set; thence turning and running N 49° 38' 41" E a distance of 160.32 feet along Lot 3, as shown on said plan, to an iron rod set; thence turning and running N 09° 25' 29" E a distance of 120.00 feet along Lot 2, as shown on said plan, to an iron rod set; thence turning and running N 24° 06' 46" E a distance of 189.12 feet along Lot 1, as shown on said plan, to an iron rod set on the southerly side of said Stone Quarry Drive; thence turning and running along a curve with a radius of 625.00 feet a distance of 156.23 feet along the southerly side of said Stone Quarry Drive to the point of beginning.

Said lot containing 2.25 acres according to said plan.

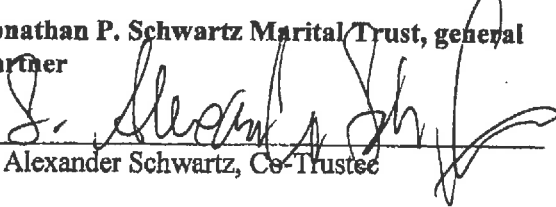
Subject to all matters set forth on Plan 74-62 as recorded in the Strafford County Registry of Deeds.

Subject to all matters set forth in deed dated August 1, 1996 and recorded in the Strafford County Registry of Deeds at Book 1879, Page 132.

Meaning and intending to describe and convey a portion of the premises conveyed to Rockingham Properties I Limited Partnership by virtue of a deed dated November 12, 1993 and recorded in the Strafford County Registry of Deeds at Book 1790, Page 0791; and a portion of the premises conveyed to Rockingham Properties 1 by deed dated August 1, 1996 and recorded in the Strafford County Registry of Deeds in Book 1879, Page 0132.

The undersigned Trustees under the **Jonathan P. Schwartz Marital Trust**, created under trust last amended and restated on July 2, 2015, and any amendments thereto, state that the Trust is in full force and effect; that said trust has not been altered, amended or revoked; and that said trustees have full and absolute power in said trust agreement to convey any parcel or related interest in real estate and improvements thereon as held in said trust and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the Trustees for a conveyance thereof.

This is not homestead property.
Executed this ^{27th} ~~26th~~ day of ^{June} ~~May~~, 2017.

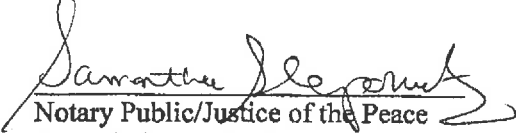
Rockingham Properties I Limited Partnership
Jonathan P. Schwartz Marital Trust, general partner

S. Alexander Schwartz, Co-Trustee

Marcella Fischer, Co-Trustee

State of New York
County of New York

Then personally appeared before me on this ^{7th} ~~26th~~ day of ^{June} ~~May~~, 2017, the said S. Alexander Schwartz ~~and Marcella Fischer~~, who acknowledged ^{himself} ~~themselves~~ to be Co-Trustee~~s~~ of the Jonathan P. Schwartz Marital Trust, said Trust being a general partner of Rockingham Properties I Limited Partnership, and acknowledged the foregoing to be ^{his} ~~their~~ voluntary act and deed in said capacity.

SAMANTHA H. SLEPOWITZ
Notary Public, State of New York
No. 02SL6186270
Qualified in New York County
Commission Expires 04/28/2020


Notary Public/Justice of the Peace
Commission expiration:

Subject to all matters set forth on Plan 74-62 as recorded in the Strafford County Registry of Deeds.

Subject to all matters set forth in deed dated August 1, 1996 and recorded in the Strafford County Registry of Deeds at Book 1879, Page 132.

Meaning and intending to describe and convey a portion of the premises conveyed to Rockingham Properties I Limited Partnership by virtue of a deed dated November 12, 1993 and recorded in the Strafford County Registry of Deeds at Book 1790, Page 0791; and a portion of the premises conveyed to Rockingham Properties 1 by deed dated August 1, 1996 and recorded in the Strafford County Registry of Deeds in Book 1879, Page 0132.

The undersigned Trustees under the **Jonathan P. Schwartz Marital Trust**, created under trust last amended and restated on July 2, 2015, and any amendments thereto, state that the Trust is in full force and effect; that said trust has not been altered, amended or revoked; and that said trustees have full and absolute power in said trust agreement to convey any parcel or related interest in real estate and improvements thereon as held in said trust and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the Trustees for a conveyance thereof.

This is not homestead property.

Executed this ^{1st June} ~~20th~~ day of ~~May~~, 2017.

Rockingham Properties I Limited Partnership

Jonathan P. Schwartz Marital Trust, general partner

S. Alexander Schwartz, Co-Trustee

Marcella Fischer

Marcella Fischer, Co-Trustee

State of MA
County of Middlesex

Then personally appeared before me on this 26th day of May, 2017, the ~~said S. Alexander Schwartz~~ and Marcella Fischer, who acknowledged themselves to be Co-Trustees of the Jonathan P. Schwartz Marital Trust, said Trust being a general partner of Rockingham Properties I Limited Partnership, and acknowledged the foregoing to be their voluntary act and deed in said capacity.

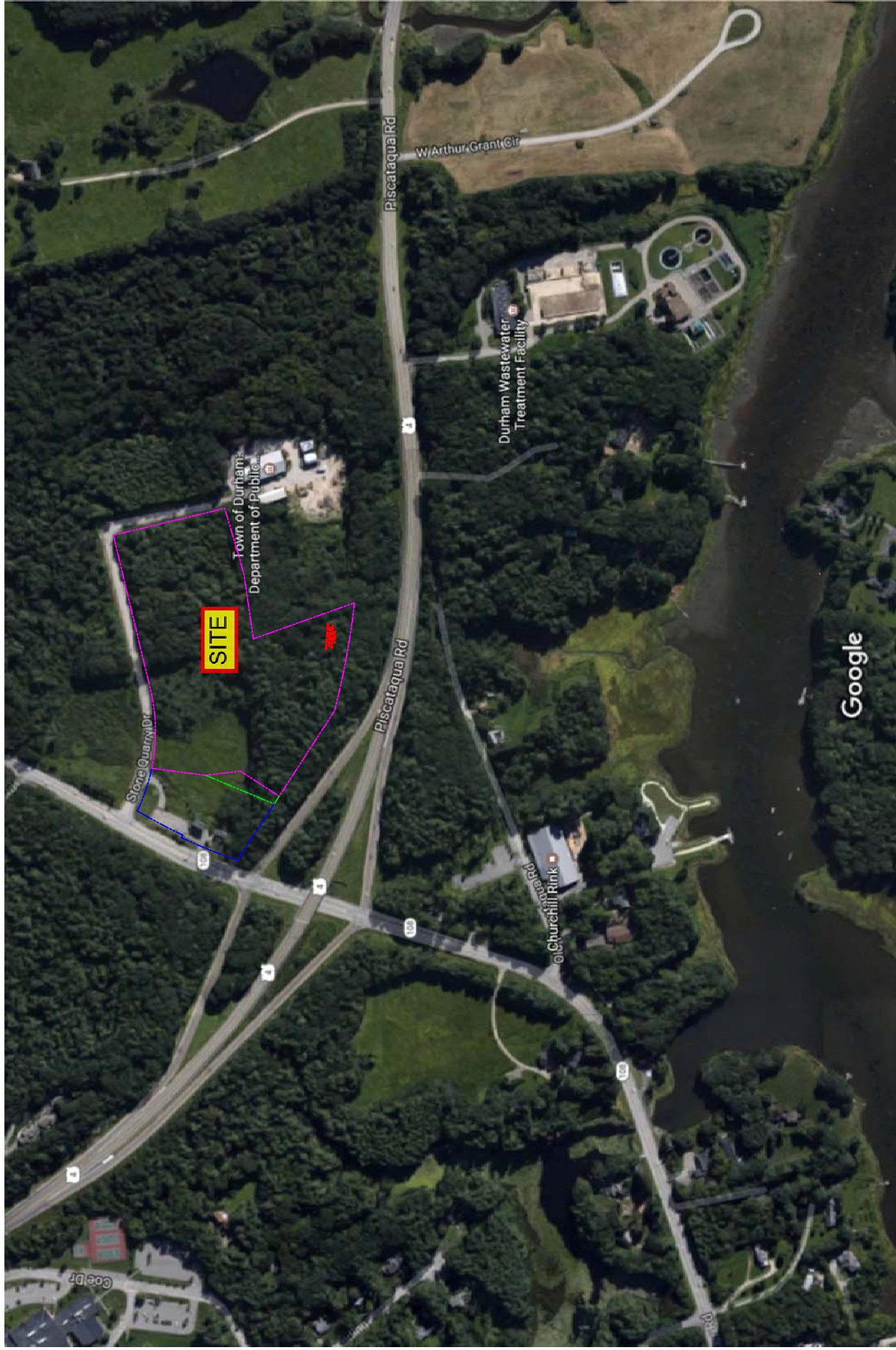


ELAINE M. ARSENEAULT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 1, 2017

Elaine M. Arseneault
Notary Public/Justice of the Peace

Commission expiration: 12/1/2017

Google Maps



Formal Site Plan Review Application - Letter of Intent

for

RiverWoods Durham

**Stone Quarry Drive
Durham, New Hampshire**

July 19, 2017

Introduction

The Formal Site Plan Review Application presents site plans for *RiverWoods Durham*, a continuing care retirement community (CCRC), proposed by The RiverWoods Group (TRWG) on 11.30-acres of land located off Stone Quarry Drive in Durham, New Hampshire. TRWG is a 501(c)(3) not-for-profit corporation that owns and operates three vibrant, self-contained, not-for-profit CCRCs in the Town of Exeter. Conceived by a grassroots group of Durham and seacoast area residents, RiverWoods opened in 1994 and remains true to its founders' original inspiration - that growing older should enhance, not diminish, the opportunity for a productive and rewarding life. The original campus, now known as *The Woods*, has been occupied for over 20 years. A second community, known as *The Ridge*, was opened in 2004 followed by the opening of *The Boulders* in 2010. Approximately one third of the residents are local, one third are from the region, and the other third, who may have lived anywhere in the country, have ties to the Seacoast area – either from past education experience or they have younger relatives in the area.

The successful reputation of the RiverWoods communities coupled with the changing demographics of our society has created a significant unmet demand for the independent living housing units and continuing care offered at RiverWoods' facilities. Consistent with its charter, the Board of Directors of TRWG proposes to build a facility on Stone Quarry Drive that will include 150 independent living units, 24 assisted living units, 24 memory care units and 24 skilled care nursing home beds as well as central commons areas that will service the entire community.

Existing Conditions

The project site is an undeveloped commercial subdivision consisting of a paper street known as Valbeth Lane and 15 parcels identified on Durham Tax Map 11 as lots 8-1 through 8-15 (hereinafter the "Subject Parcel"). The subdivision plat is recorded at the S.C.R.D. as Plan No. 53-49. The subdivision lots and right-of way will be merged and together with the addition of

0.235 acres from a proposed lot line adjustment with Lot 8-0, the overall site will contain 11.30 acres. An exchange of equal land area with the Town's abutting property to the east is also proposed. The land abuts Route 4 to the south, Stone Quarry Road and vacant land to the north, Durham's Department of Public Works facility to the east, and commercial property abutting Route 108 to the west. The land cover is a mix of mature woodland, meadow and emerging woodland. The topography rises from the Route 108 side to a ridge then drops approximately 40 feet to a wetland and water course to the east. Natural gas, electrical and communication utilities are available along Stone Quarry Drive. Municipal water and sewer mains are located south along Route 108 and will need to be extended to Stone Quarry Drive and into the site.

Proposed RiverWoods Durham Campus

RiverWoods Durham will be constructed as a single building comprised of independent living wings connected by the commons area to the multi-level supportive living area. A series of three courtyards will be located in the open space between wings of the structure. The site will be accessed via two driveways off Stone Quarry Drive. The driveways circle the building providing excellent access for emergency vehicles. Garage parking for 107 cars is provided under portions of the commons and independent living areas of the building. Exterior parking lots and a car port provide an additional 172 spaces. RiverWoods' development consultant recommends a ratio of 1.25 parking spaces per unit based on similar facilities throughout the county. The total supply of 279 parking spaces meets this anticipated parking demand for the 222 total units. The supply also meets Durham's off-street parking requirements (225 parking spaces for 150 independent living units, supportive living with 72 beds, and 60 employees at peak shift).

A continuing care retirement community (defined by Durham as an elder care facility), is an allowed use in the underlying Office and Research District-Route 108 (OC) zone. A small portion of the parcel is within the Wetlands Conservation Overlay District (WCO). The lot area required for the facility is summarized as follows:

<i>Units/beds, minimum lot area per unit, and unit factors for elderly facilities:</i>	<i>Lot Area Required:</i>
102 IL one BR x 4,200 sf x 0.33 =	141,372 sf
48 IL two BR x 4,200 sf x 0.5 =	100,800 sf
72 beds x 4,200 sf x 0.25 =	<u>75,600 sf</u>
Total required upland area:	317,772 sf (7.30 acres)
Upland at site: 482,002 sf (- 20,505 sf wetlands)	461,497 sf (10.59 acres)

As previously noted, the plans depict a proposed “Land Swap” wherein the Town of Durham will acquire 0.93 acres from the Applicant and the Applicant will acquire 0.93 acres from the Town. The purpose behind the land swap is to facilitate the creation of walking trails which will benefit the TRWG residents and members of the public. As well, the land swap will significantly diminish impacts to the wetland buffer which were shown on the original plan submitted for design review and which were the source of concern to the Planning Board. We anticipate that the land swap will be presented to the Town Council on August 7, 2017 and if the land swap is approved, then it will be formally incorporated into this proposal. It will also be the subject of a lot line adjustment application to be submitted under separate cover.

The proposed building tucks into the surrounding woodland on two sides. Planting areas are proposed to marry the building to the land, buffer the building as seen from Route 108 and Stone Quarry Drive and create an extended native buffer along the upland edge of the existing wetland on the adjacent parcel. Street tree plantings will be of various species providing shade and relief from solar glare. Ornamental foundation plantings will be installed at selected areas around the building. Where possible, the proposed plantings will be specified as native plants and selectively augmented with non-natives as needed to create varied and sustainable plant communities.

Municipal sewer will be extended north along Route 108 and will serve the Subject Parcel. The Applicant is investigating the possibility of having the sewer line cross Lot 8-0 and connect to the Subject Parcel. This concept is reflected on the plans submitted today. The investigation is ongoing, and when TRWG is able to determine whether the proposal is viable, then we will advise the Planning Board of same and site review will continue based on the final design of this concept. Conversely, if the proposal turns out to not be viable, then we will present a revised off-site utility design. Regardless of the specifics of the design, the Applicant’s intent is to serve the Subject Parcel by means of municipal sewer.

Municipal water will also be extended approximately 1,200 feet north along Route 108 and easterly along Stone Quarry Drive. The existing wastewater disposal bed at Lot 8-0 will be decommissioned when municipal sewer is extended along Route 108.

A ‘scoping meeting’ was held in Concord with NHDOT staff in advance of preparing a traffic study and report for the project. NHDOT requested traffic counts and an analysis of the Stone Quarry Drive and Route 108 intersection. A traffic impact assessment report has been prepared by Stephen G. Pernaw & Company, Inc. and will be submitted to the District 6 NHDOT office as part of the on-going Driveway Permit Application review.

The project will incorporate low impact development practices to manage stormwater in accordance with local, state and federal regulatory requirements. An Alteration of Terrain permit will be submitted to NHDES since construction activities will disturb over 100,000 sf.

The project is also subject to USEPA's NPDES Phase II Construction General Permit requirements including filing of a Notice of Intent, preparation of a Stormwater Pollution Prevention Plan (SWPPP) and frequent SWPPP inspection reports. The stormwater management system for the project will be extensive. Porous pavement will be used at many parking spaces to collect and treat runoff. Other filtration and infiltration practices will be utilized where appropriate. Peak flows from the site will be attenuated by storing and slowly releasing runoff from subsurface storage chambers located below landscaped and paved areas.



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ENERGY CONSIDERATIONS CHECKLIST

The Durham Energy Committee and the Durham Planning Board developed this checklist to encourage developers, applicants for Site Plan or Subdivision review, applicants for building permits, and Planning Board members to systematically consider the energy efficiency of Durham's new or renovated buildings and sites that are being developed or subdivided. Early discussion of such mandatory (where required under specific Town, State, or Federal standards) or optional energy efficiency measures may result in both energy and cost savings. For information on available funding energy efficiency improvements, see www.nhsaves.com. Completion of this checklist and a meeting with the Building Inspector and a representative of the Durham Energy Committee is required prior to any Planning Board site plan or subdivision approval.

Project Name	Riverwoods Durham CCRC
Date of Submittal	July 19, 2017
Applicant Name	The Riverwoods Group
Engineer Name	Anthony Luciano, AG Architecture
Architect Name	Gene Guskowski, AG Architecture
Project Contact	Justine Vogel, Riverwoods Group

PART I. BUILDING CONSTRUCTION, SYSTEMS AND MATERIALS

1. National Accredited Rating for Your Building(s)

These organizations have established energy-efficiency criteria. Qualifying applicants are encouraged to complete and attach the checklist from that certification (to be used for informational purposes only) and may then skip to Part III, "Consultation with Director of Zoning, Building Codes & Health."

1	Check	Rating System	Website
1.1	<input type="checkbox"/>	Passive House Institute	www.phius.org
1.2	<input type="checkbox"/>	Living Building Challenge	living-future.org/lbc
1.3	<input type="checkbox"/>	LEED	www.usgbc.org
1.4	<input type="checkbox"/>	Energy Star	www.energystar.gov
1.5	<input checked="" type="checkbox"/>	None of the Above	
1.6	Other		

2. Energy Performance and Insulation, Zone 6 IECC

2	Y	N	N/A	Method	Proposed	Reference
2.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic or ceiling insulation exceeds NH/Town code	R <u>49</u>	Chapter 38, Town
2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Walls insulation exceeds NH/Town code	R <u>Varies</u>	Chapter 38, Town
2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Air leakage testing proposed	<u> </u> ACH @ <u> </u> Pa	3ACH@50Pa is NH/Town code
2.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conventional slabs	R <u> </u>	
2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radiant slabs	R <u> </u>	
2.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement foundation	R <u> </u>	
2.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fenestration	U <u>.30</u>	
2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot water pipes	R <u> </u>	
2.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating ducts inside envelope	R <u>6</u>	
2.10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating ducts outside envelope	R <u>8</u>	
2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commissioning building to confirm performance		
2.12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation system proposed	Type: <u>Direct Connection to Unit</u>	

3. Construction Methods and Materials

3	Y	N	N/A	Method
3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Net zero construction, i.e., building uses less than or same amount of energy it generates
3.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Energy-efficient doors and windows (including screens)
3.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recycled content materials
3.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locally sourced materials where available

4. Internal Systems

4	Y	N	N/A	Method	Proposed
4.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting: high efficiency	Type: <u>LED</u>
4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Energy usage monitoring system(s), e.g., smart meters or submeters	
4.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Energy-efficient appliances (refrigerators, stoves, air conditioners, ceiling fans, etc.)	
4.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling system efficiency	SEER <u>12.5</u>
4.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating system efficiency	AFUE <u>95</u>
4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	High-efficiency heating system or heat pumps	AFUE <u> </u>
4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Renewable hot water system (e.g., solar thermal)	SF <u> </u>
4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photovoltaic renewable electricity generation system (i.e., solar panels)	<u> </u> kW
4.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Daylight management (active or passive shades, overhangs, e.g., film, sensors)	
4.10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ability to charge electric vehicles	Level <u> </u>
4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grey-water system (e.g., water from sinks or showers use for toilets or landscape)	
4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mechanical ventilation: heat or energy recovery ventilator	<u> </u> % efficient
4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water usage monitoring system(s)	
4.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling load reduction features, e.g., ceiling fans, solar-ray-blocking blinds	

PART II: SITE AND SITING CONSIDERATIONS

5. Solar Resource Utilization

5	Y	N	N/A	Method
5.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar access (access of a solar energy system to unobstructed, direct sunlight)
5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar-ready zone (a section of the roof or building overhang reserved for a future solar photovoltaic or solar thermal system with required internal conduit or plumbing pre-installed)
5.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preservation of solar rights in subdivision or neighboring plots (e.g., solar skyspace easement)
5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Orientation of internal streets to maximize solar resource for building roofs)
5.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree species selection and location for shading and cooling
5.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree species selection and location to avoid blocking future solar access (for a solar energy system)
5.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Passive solar lighting design (optimizes natural illumination for interiors)
5.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window placement maximizes winter solar penetration and minimizes summer solar penetration
5.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vegetated rooftop(s) or other type of "green" roof to provide cooling and/or manage stormwater

6. Parking, Transportation, Accessibility, and Connectivity

6	Y	N	N/A	Method	
6.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking surcharges or incentives/rebates for tenants without cars ("no free parking")	
6.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compact car space designation	
6.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Advanced technology and/or alternative-fuel car space designation (e.g., hybrids; "E85")	
6.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian sidewalk network within the project area	
6.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bicycle lane or path network within project area	
6.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage for bicycles outdoors	Please circle: <u>secured</u> <u>unsecured</u> covered <u>uncovered</u>
6.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage for bicycles indoors	Please circle: <u>secured</u> <u>unsecured</u>

7. Landscaping and Covenant Terms

Lower water use not only results in reduced water bills but also reduces electricity usage at the Town's water and wastewater treatment facilities.

7	Y	N	N/A	Method
7.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rainwater storage, e.g., cisterns
7.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Xeriscaping (low-water-demand plants)
7.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low-nitrogen-demand turf grass
7.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rain garden or other "bio retention system" to manage site's storm water runoff
7.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Permit outdoor clotheslines (not prohibited by covenant rules)
7.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Permit installation of outdoor energy-efficiency devices, e.g., solar panels

PART III: CONSULTATION WITH BUILDING INSPECTOR

Consultation with the Building Inspector can help highlight and solve potential problems early in the project design phase and reduce overall costs of code compliance. A consultation with the Building Inspector and a representative of the Durham Energy Committee is required prior to approval of any site plan or subdivision application. A follow-up consultation with the Building Inspector, after Planning Board approval, is encouraged and will generally occur as part of the building permit application process.

Consultation Notes

Meeting with Audrey Cline and Energy Committee member is scheduled.

Meeting Date:

August 1, 2017

Signature of Building Inspector: